



CITY OF MANCHESTER, NH
ZONING BOARD ADJUSTMENT
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Date: November 27, 2007

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT
Thursday, December 6, 2007
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097

PUBLIC HEARING AGENDA

1. Case #150-ZO-2007 - **81 Ross Ave. – Postponed until the January Public Hearing.**
2. Case #159-ZO-2007 – Mark Compos (Owner), proposes to demolish existing barn and screen room to subdivide lot into two lots; at Lot 3, maintain existing 1-family home and at Lot 3-1 build a new 1-family dwelling and seeks **variances** from Section 6.03 Buildable lot area & lot width for both Lots 3 and 3-1, District R-1A, of the Z.O., as per plans submitted through October 15, 2007 at **1434 Union St.**
3. Case #169-ZO-2007 – Raymond Dionne (Owner) proposes to consolidate lots of record into one lot; build a 28' x 44' and 2-stall detached garage and sees **variances** from Sections 6.03 Lot width and front yard and 6.09 (A) Wetland setback, of the Z.O., as per plans submitted through November 2, 2007 at **Riverdale Ave.** (Map 680/Lot 8 & 8A; Map 679/Lots 1 & 2).
4. Case #170-ZO-2007 – **705 & 737 Hooksett Rd. – Postponed until the January Public Hearing.**
5. Case #171-ZO-2007 – Steven Colburn (Owner) proposes to maintain Floor Area Ratio on 4-family dwelling (conversion of garage area into living space granted by Special Exception, Case #44-ZO-2007) and seeks a **variance** from Section 6.07 Floor Area Ration, District R-2, of the Z.O., as per plans submitted through October 30, 2007 at **243 Belmont St. *Board to determine acceptance of this case under Subsequent Application Policy prior to its hearing.**
6. Case #172-ZO-2007 – Barbara Tremblay (Owner) proposes to build a 7'-6" x 37' farmer's porch to front of existing single-family home and seeks a **variance** from Section 6.03 Front yard setback, District R-1B, of the Z.O. as per plans submitted through October 23, 2007 at **95 Gray St.**
7. Case #173-ZO-2007 – Roland Cloutier (Owner) proposes to erect an 18' x 26' addition to rear of 1-family dwelling and seeks a **variance** from Section 6.03 Rear yard setback, District R-1A, of the Z.O., as per plans submitted through November 5, 2007 at **43 Duncan Farms Rd.**

8. Case #174-ZO-2007 – Paul Sheatler (Owner) proposes to erect retaining wall ranging from 4' to 8' high and maintain parking as shown on plan and seeks **variances** from Section 8.22 (D) Retaining wall and 10.09 (B) Parking setbacks (front and side yards), District R-1B, of the Z.O., as per plans submitted through November 1, 2007 at **39 Bismark St.**
9. Case #175-ZO-2007 – Carl Sylvester (Owner) proposes to create an additional parking space within the required minimum front yard setback where one is allowed and maintain shed in rear yard and seeks **variances** from Sections 10.09 (B) Front yard parking and 8.24 (A) 3 Accessory structure, District R-2, of the Z.O., as per plans submitted through November 15, 2007 at **41 Norris St.**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman.